

## **Minutes: Leesburg Planning Commission February 21, 2002**

The Leesburg Planning Commission met on Thursday, February 21, 2002 at 7:00 p.m. in the Council Chambers at 25 West Market Street, Leesburg, VA. Staff members present for the meeting were Randy Hodgson, Nancy Kitchens, Brian Boucher and Jennifer Moore.

### **CALL TO ORDER:**

The meeting was called to order at 7:03 p.m.

### **ROLL CALL:**

Present: Chairman Cliff Vaughan  
Vice-Chairman Cable  
Commissioner Minchew  
Commissioner Werner  
Commissioner Zawacki  
Commissioner Kennedy  
Councilmember Umstattd  
Commissioner Schonberger

### **ADOPTION OF MINUTES:**

None

### **REMARKS BY PETITIONERS**

None

### **PUBLIC HEARINGS:**

**ZM 2001-05, STRATFORD PROFFER AMENDMENT** – Nancy Kitchens, Senior Planner

Ms. Kitchens gave a presentation to the Commission regarding this application.

Commissioner Minchew recused herself from discussion and voting on this issue.

Mr. Bill Keefe, Mr. Jack Williams and Mr. John Wood, representatives for the applicant came forward to speak and answer any questions from the Commission.

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Mr. Roy Jensen of 201 Shirley Square, SE came forward to oppose the development specifically because of the height and the fact that it would block the view from their yard. He presented a petition to the Commission and staff with over 100 signatures of adjacent homeowners who are opposed to the development.

Mr. YL Alkairo of 221 Park Gate Drive came forward to speak in opposition to the development. Mr. Alkairo stated that the homeowners in his subdivision had paid a premium for the view shed that they have and the construction of these apartments would eliminate that view shed.

Ms. Iris Burke of 225 Park Gate Drive came forward to speak in opposition of this development due to the height of the proposed building. She stated that she paid a premium for a view shed that the increased height of the proposed building would obstruct. She was also concerned about the amount of space that planes have to land at the airport.

Ms. Lisa Chapman of 203 Park Gate Drive came forward to speak in opposition of this development due to the height of the proposed building. She stated that she is concerned that the airplanes do not always follow the most direct flight path into the airport and the height of the building concerns her.

Mr. Roy Jensen came forward again to comment that the sign that was posted on the property notifying the public of the meeting could not be seen.

The public hearing was closed.

Mr. Bill Keefe came forward to answer questions raised by the homeowners.

### **SUBDIVISION AND LAND DEVELOPMENT:**

None

### **ZONING:**

**DRAFT ZONING ORDINANCE UPDATE** – Brian Boucher, Zoning Administrator

Mr. Boucher came forward to discuss the timeline for completion of the Draft Zoning Ordinance. Mr. Boucher stated that he believes that the completed Draft Zoning Ordinance will come before the Planning Commission for public hearing on April 4, 2002.

The Commission decided to have a work session on March 21, 2002 to go over the Ordinance in its entirety prior to the meeting in April.

**COMPREHENSIVE PLANNING:**

**POST PUBLIC HEARING STAFF REPORT – SPECIAL EXCEPTION – 2001-08 – LEESBURG STATION CAR WASH** – Randy Hodgson, Chief of Comprehensive Planning

Mr. Hodgson gave a brief update to the Planning Commission.

Commissioner Schonberger made a motion to adopt the staff's recommendation of conditional approval set forth in the recommendation dated February 19, 2002 with the one modification that the applicant be permitted to operate until 9:00 p.m. if the applicant so desires to do that.

Motion: Schonberger  
Second: Minchew  
Carried: 7-0

**COUNCIL REPRESENTATIVE'S REPORT:**

None

**STAFF AND COMMITTEE REPORTS:**

None

**OLD AND NEW BUSINESS:**

None

**ADJOURNMENT:**

There being no further business the meeting adjourned at 8:52 p.m.

**PREPARED BY:**

**APPROVED BY:**

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**Jennifer Moore, Commission Clerk**

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**Cliff Vaughan, Chairman**